

2423

THIS INSTRUMENT PREPARED BY:

THOMASON & RUSSELL
124 North 18th Street
Bessemer, AL 35020

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
SHELBY
~~JACKSON~~ COUNTY

Know All Men By These Presents,

That in consideration of Three Thousand (\$3,000.00) Dollars DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

J. J. GRIMES and wife, BOBBIE GRIMES,
R. C. GRIMES and wife, MARY GRIMES,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert M. Grimes and wife, Cynthia C. Grimes

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in ~~Jackson~~ Shelby County, Alabama to-wit:

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Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 34, Township 24 North, Range 15 East; thence run West along the South line of said quarter-quarter section a distance of 158.60 feet to the point of beginning; thence continue West along the South line a distance of 200.00 feet; thence turn an angle of 80 deg. 40 min. to the right and run a distance of 100.00 feet; thence turn an angle of 99 deg. 20 min. to the right and run a distance of 200.00 feet; thence turn an angle of 80 deg. 40 min. to the right and run a distance of 100.00 feet to the point of beginning. Situated in the SW 1/4 of the NE 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama.

Also the right of ingress and egress over and across the strip of land situated between the above described property and the water of the slough of Waxahatchee Creek.

Subject to;

1. Ad valorem taxes due and payable October 1, 1979.
2. Easements, right-of-ways, set back lines, reservations, and restrictions of record, if any.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 25th day of December

WITNESS: Kenneth Grimes
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1987 JUL 31 AM 11:54

Deed TAX 3.00
Sec 2.50
Fuel 3.00
State of ALABAMA
SHELBY
~~JACKSON~~ COUNTY

Thomas A. Swindler, Jr.
JUDGE OF PROBATE
General Acknowledgement

J. J. Grimes
Bobbie Grimes
R. C. Grimes Mary Grimes

I, the undersigned, Siobhan M. Morton, a Notary Public in and for said County, in said State, hereby certify that J. J. Grimes and wife, Bobbie Grimes, R. C. Grimes and wife, Mary Grimes, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May A. D., 19 87.

Robert M. Grimes
FORM #ATC
2405
Loop Road

Siobhan M. Morton
My Commission Expires August 4, 1987 Notary Public